



## COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

3300 Newport Boulevard, Building C, Newport Beach, CA 92663  
(949) 644-3200 Fax: (949) 644-3229

[www.newportbeachca.gov](http://www.newportbeachca.gov)

### CITY OF NEWPORT BEACH ZONING ADMINISTRATOR STAFF REPORT

February 29, 2012  
Agenda Item 4

**SUBJECT:** Betz Residence Addition - (PA2012-016)  
807 Ceiba Place  
▪ Modification Permit No. MD2012-005

**APPLICANT:** Andy and Ya-Lei Betz

**PLANNER:** Benjamin M. Zdeba, Planning Technician  
(949) 644-3253, Bzdeba@newportbeachca.gov

---

### ZONING DISTRICT/GENERAL PLAN

- **Zone:** R-1-6,000 (Single-Unit Residential)
- **General Plan:** RS-D (Single-Unit Residential Detached)

### PROJECT SUMMARY

A Modification Permit to allow a 45% addition (890 square feet) to an existing 1,955 square-foot, single-unit dwelling that is nonconforming because the interior dimensions of the existing two-car garage (19 feet 1 inch by 20 feet) are less than the minimum required by Code (20 feet by 20 feet). The Zoning Code limits the addition to 10% of the existing floor area.

### RECOMMENDATION

- 1) Conduct a public hearing; and
- 2) Adopt Draft Zoning Administrator Resolution No. ZA2012-009 approving Modification Permit No. MD2012-005 (Attachment No. ZA 1).

### DISCUSSION

- The property is currently developed with an existing 1,955 square-foot, single-unit dwelling that was built in 1963. The garage was built with clear interior dimensions of 19 feet, 1 inch wide by 20 feet deep which were compliant with the minimum dimensions required by the Zoning Code at the time it was constructed.

- The current Zoning Code, effective in November of 2010, requires the minimum clear interior dimensions for a garage on lots wider than 40 feet to be 20 feet wide by 20 feet deep.
- Due to the change in development standards, the existing garage is considered nonconforming due to dimensions and, thus, the development is subject to the regulations set forth in Chapter 20.38 (Nonconforming Uses and Structures) of the Zoning Code. Section 20.38.060.2.a (Nonconforming Parking) limits additions to 10% of the existing structure; however, a larger addition may be allowed subject to a Modification Permit.
- The existing interior dimensions, although substandard, provide adequate garage space to park two vehicles and the driveway provides parking for a single, additional vehicle.
- The proposed addition will result in a home that is comparable in size and scale to other single-unit dwellings in the neighborhood.

## **ENVIRONMENTAL REVIEW**

The project qualifies for Class 1 (Existing Facilities) categorical exemption, Section 15301 of the California Environmental Quality Act because the project is an addition to an existing structure less than 10,000 square feet; and the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area in which the project is located is not environmentally sensitive.

## **PUBLIC NOTICE**

Notice of this application was mailed to all owners of property within 300 feet of the boundaries of the site (excluding intervening rights-of-way and waterways) including the applicant and posted on the subject property at least 10 days prior to the decision date, consistent with the provisions of the Municipal Code.

**APPEAL PERIOD:** An appeal may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered unless a different period of time is specified by the Municipal Code (e.g., Title 19 allows ten (10) day appeal period for tentative parcel and tract maps, lot line adjustments, or lot mergers). For additional information on filing an appeal, contact the Planning Division at 949 644-3200.

Prepared by:



Benjamin M. Zdeba, Planning Technician

BW/bmz

Attachments:	ZA 1	Draft Resolution
	ZA 2	Vicinity Map
	ZA 3	Applicant's Justification
	ZA 4	Project Plans

# **Attachment No. ZA 1**

Draft Resolution

## **RESOLUTION NO. ZA2012-009**

### **A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING MODIFICATION PERMIT NO. 2012-005 TO ALLOW AN ADDITION TO A NONCONFORMING STRUCTURE LOCATED AT 807 CEIBA PLACE (PA2012-016)**

THE ZONING ADMINSTRATOR OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

#### **SECTION 1. STATEMENT OF FACTS.**

1. An application was filed by Andy and Ya-Lei Betz with respect to property located at 807 Ceiba Place, and legally described as Lot 26 of Tract 5018 requesting approval of a Modification Permit to allow an addition that exceeds 10% to a single-unit dwelling that is nonconforming because the interior width of the two-car garage is 19 feet, 1 inch where Section 20.40.090 (Parking Standards for Residential Uses) of the Zoning Code requires a minimum width of 20 feet for a lot wider than 40 feet.
2. The subject property is located within the R-1-6,000 (Single-Unit Residential) Zoning District and the General Plan Land Use Element category is RS-D (Single-Unit Residential Detached).
3. The subject property is not located within the Coastal Zone.
4. A public hearing was held on February 29, 2012, in the City Hall Council Chambers, 3300 Newport Boulevard, Newport Beach, California. A notice of time, place and purpose of the meeting was given in accordance with the Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Zoning Administrator at this meeting.

#### **SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.**

1. This project has been determined to be categorically exempt under the requirements of the California Environmental Quality Act, pursuant to Section 15301 (Class 1 – Existing Facilities).
2. Class 1 provides for additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet; and the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area in which the project is located is not environmentally sensitive.

### SECTION 3. REQUIRED FINDINGS.

1. In accordance with Section 20.52.050.E (Findings and decision) of the Newport Beach Municipal Code, the following findings and facts in support of the findings for a Modification Permit are set forth:

#### Finding

- A. *The requested modification will be compatible with existing development in the neighborhood.*

#### Facts in Support of Finding

1. The modification permit will allow an addition to a single-family residence within a single-family residential subdivision.
2. The applicant is proposing a 45-percent addition to the existing structure. The proposed addition will comply with all of the development standards, including lot coverage, height, and setbacks, and will not intensify or alter the existing nonconformity.
3. The resulting structure will be 2,835 square feet and similar in character and size to other homes located in the neighborhood.

#### Finding

- B. *The granting of the modification is necessary due to the unique physical characteristic(s) of the property and/or structure, and/or characteristics of the use.*

#### Facts in Support of Finding

1. The dwelling units in this area were constructed with garages that were in compliance with the Zoning Code at the time of construction.
2. Given the design of the existing structure and proposed scope of work, bringing the garage into conformance would require a significant expansion in the scope and cost of the project.
3. The Zoning Code specifies minimum interior dimensions for parking space, which vary by lot width. Although, the existing garage is nonconforming in regards to the minimum width dimension required for lots greater than 40 feet wide, it is consistent with the width requirements for garages on lots less than 40 feet wide and still provides two useable garage spaces. Thereby, the existing nonconforming garage meets the intent of the Zoning Code by providing adequate parking but is deficient as to meeting the minimum width requirement. Approval of the Modification Permit to allow the 45-percent addition is reasonable given the use of the structure.

Finding

- C. *The granting of the modification is necessary due to practical difficulties associated with the property and that the strict application of the Zoning Code results in physical hardships that are inconsistent with the purpose and intent of the Zoning Code.*

Facts in Support of Finding

1. The existing two-car garage was in compliance with the Zoning Code at the time of original construction. However, as a result of amendments to the Zoning Code, the garage is now substandard in size in regards to width, but does provide adequate space to park two vehicles.

Finding

- D. *There are no alternatives to the modification permit that could provide similar benefits to the applicant with less potential detriment to surrounding owners and occupants, the neighborhood, or to the general public.*

Facts in Support of Finding

1. The alternatives would require that the applicant bring the garage into conformance by expanding the scope of the project or requesting a Variance for a setback encroachment.
2. Approval of the Modification Permit allows the applicant to the continued use of the two-car garage which has not proven detrimental to the occupants or neighbors.

Finding

- E. *The granting of the modification would not be detrimental to public health, safety, or welfare, to the occupants of the property, nearby properties, the neighborhood, or the City, or result in a change in density or intensity that would be inconsistent with the provisions of this Zoning Code.*

Facts in Support of Finding

1. Though the width of the two-car garage will be less the minimum required by the Zoning Code, it provides sufficient area for use as a two-car garage.
2. The existing driveway area is large enough to provide a single, additional parking space.
3. The project will not increase the nonconforming status and will comply with all other provisions of the R-1-6,000 Zoning District.
4. The existing nonconforming garage has not proven to be detrimental to the surrounding neighborhood.

5. The addition will result in a home similar or smaller in scale to other homes in the neighborhood.

**SECTION 4. DECISION.**

**NOW, THEREFORE, BE IT RESOLVED:**

1. The Zoning Administrator of the City of Newport Beach hereby approves Modification Permit No. MD2012-005, subject to the conditions set forth in Exhibit A, which is attached hereto and incorporated by reference.
2. Modification Permit applications do not become effective until 14 days following the date of action. Prior to the effective date, the applicant or any interested party may appeal the decision of the Zoning Administrator to the Planning Commission by submitting a written appeal application to the Community Development Director. For additional information on filing an appeal, contact the Planning Division at 949-644-3200.

**PASSED, APPROVED, AND ADOPTED THIS 29<sup>TH</sup> DAY OF FEBRUARY, 2012.**

By: \_\_\_\_\_  
Brenda Wisneski, AICP, Zoning Administrator



# **EXHIBIT “A”**

## **CONDITIONS OF APPROVAL**

1. The development shall be in substantial conformance with the approved plot plan, floor plans and elevations, except as noted in the following conditions.
2. If any of the existing public improvements surrounding the site are damaged by private work, new concrete sidewalk, curb and gutter, street pavement, and other public improvements will be required by the City at the time of private construction completion. Said determination and the extent of the repair work shall be made at the discretion of the Public Works inspector.
3. Prior to issuance of building permits, the applicant shall submit to the Planning Division an additional copy of the approved architectural plans for inclusion in the Modification Permit file. The plans shall be identical to those approved by all City departments for building permit issuance. The approved copy shall include architectural sheets only and shall be reduced in size to 11-inches by 17-inches. The plans shall accurately depict the elements approved by this Modification Permit and shall highlight the approved elements such that they are readily discernible from other elements of the plans.
4. A building permit shall be obtained prior to commencement of the construction.
5. A copy of the conditions of approval shall be incorporated into the Building Division and field sets of plans prior to issuance of the building permits.
6. All work performed within the public right-of-way shall be reviewed and approved by the Public Works Department under an encroachment permit/agreement, if required.
7. The applicant shall reconstruct the existing broken and/or otherwise damaged concrete driveway approach along the Ceiba Place frontage per City Standard STD-162-L.
8. A new sewer cleanout shall be installed on the existing sewer lateral per City Standard STD-406-L. Said sewer cleanout shall be located within the public right-of-way.
9. The proposed addition and related work shall comply with the California Building Code and all adopted local amendments.
10. This approval shall expire unless exercised within 24 months from the approval date, as specified in Section 20.93.050 (A) of the Newport Beach Municipal Code. Prior to the expiration date of this approval, an extension may be approved in accordance with Section 20.93.050 (B) of the Newport Beach Municipal Code. Requests for an extension must be in writing.

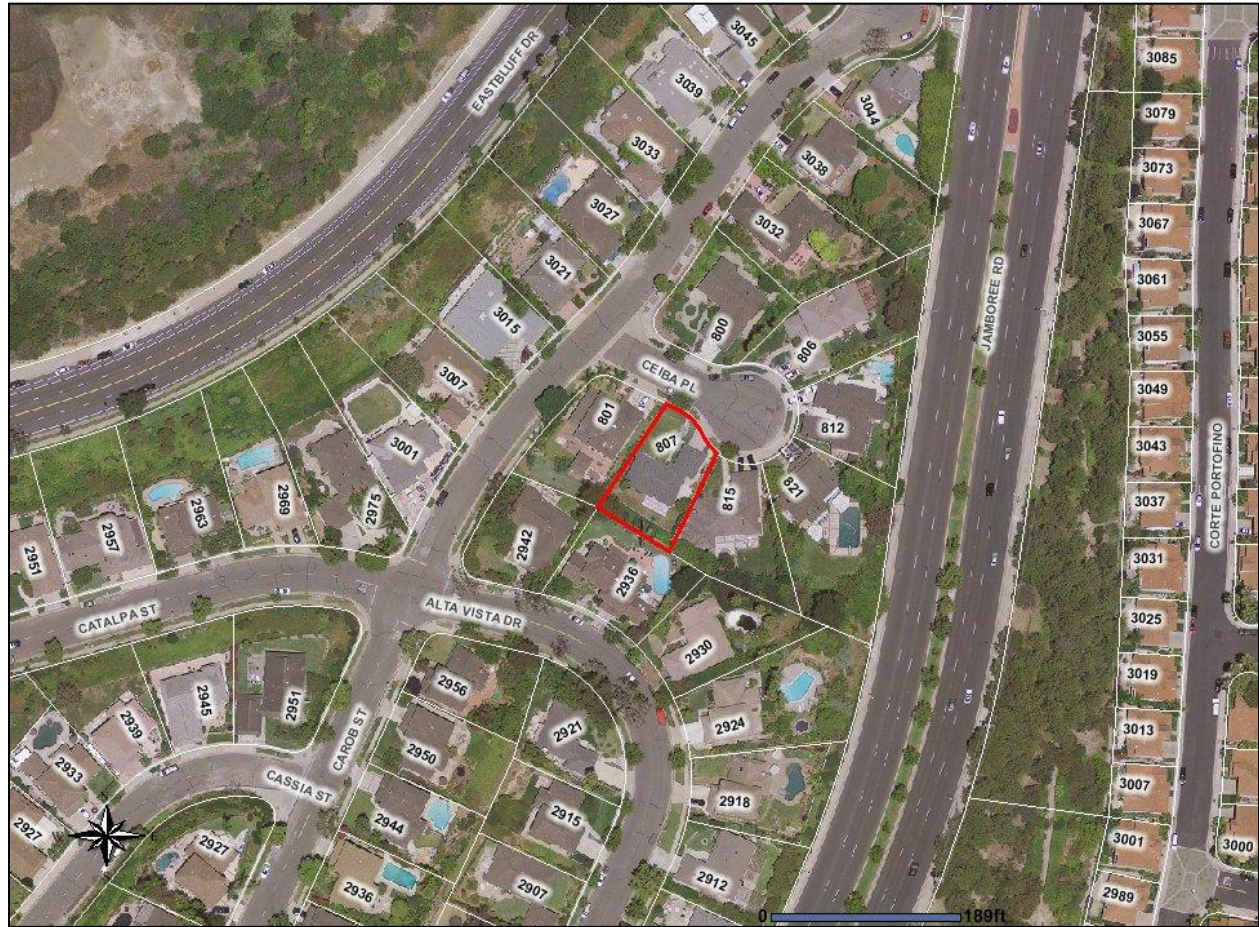
11. To the fullest extent permitted by law, the applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of the Betz Residence Addition including, but not limited to, Modification No. MD2012-005 (PA2012-016). This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

DRAFT

# **Attachment No. ZA 2**

Vicinity Map

# VICINITY MAP



Modification Permit No. MD2012-005  
PA2012-016

**807 Ceiba Place**

# **Attachment No. ZA 3**

Applicant's Justification

January 31, 2012

City of Newport Beach  
Community Development Department  
P.O. box 1768  
Newport Beach, CA 92658

Attn: Erin Steffen-Planning Technician  
Fax: (949) 644-3234

Subject: 807 Ceiba Place  
Newport beach, California

The homeowners at 807 Ceiba , Andrew and Ya-Lei Betz have planned and budgeted for an addition of 880 S.F to their home. This addition will remodel their entry, add a home office space and new master bedroom with bath.

There were no plans financially to enlarge the garage. The only plans for the garage were to enhance the structure to support the new roof material.

Adding any dimension to the width of the existing garage would call for the demolition of the existing structure add significant cost to the remodel and only adding a net width of 10" to the existing garage.

We respectfully request that we be granted a modification permit to allow the Betz family to leave the garage dimensions as it stands today, as they were originally permitted.

Thank you in advance for your consideration.

Sincerely,



M.J. Knitter AIA MIRM  
President

Architects License No. C 10524

jal

# **Attachment No. ZA 4**

Project Plans



NO.	DATE	REVISION
-----	------	----------

△ \_\_\_\_\_  
△ \_\_\_\_\_  
△ \_\_\_\_\_  
△ \_\_\_\_\_  
△ \_\_\_\_\_

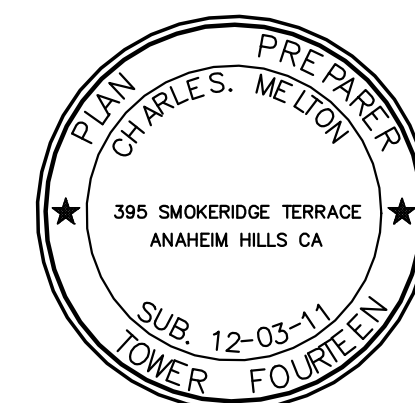
**BETZ RESIDENCE**

---

**A CUSTOM REMODEL**

**807 CEIBA PLACE.**

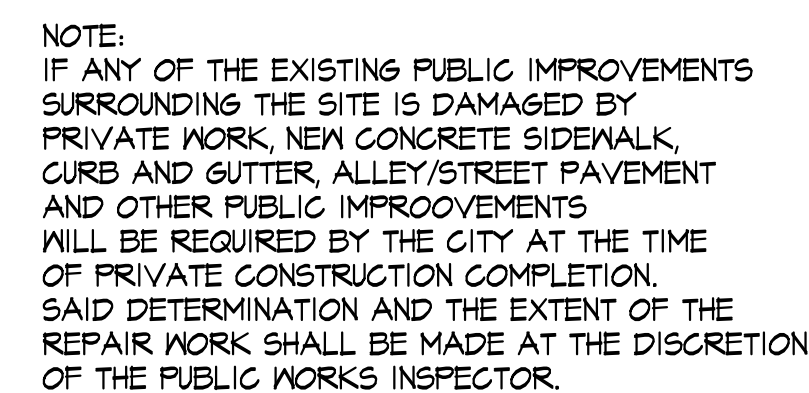
**NEWPORT BEACH, CA.**



JOB NUMBER	T-14 N.B.12-03-11
PROJECT MGR.	
DRAWN BY	C.E.M.
	ENGR REVIEW

# ARCHITECTURAL SITE PLAN

## SITE



SETBACK MAP S-12B

LEGAL DESCRIPTION:

<b>LOT NUMBER:</b>	<b>26</b>
<b>TRACT NUMBER:</b>	<b>5018</b>
<b>A.P.N.:</b>	<b>440-082 08</b>
<b>OWNER:</b>	<b>ANDREW BETZ</b>
<b>ADDRESS:</b>	<b>807 CEIBA PLACE NEWPORT BEACH, CALIFORNIA</b>
<b>TEL.:</b>	<b>949: 283-0197</b>

LOT COVERAGE:

**TOTAL LOT SIZE= 9262 +- SQ. FT.  
TOTAL DEVELOPED AREAS = 2835  
SQ. FT. = TO 31% OF LOT  
COVERAGE.**

\*NOTE:  
DISTANCE FROM FACE OF THE  
FOUNDATION TO PROPERTY LINE  
TO BE ZONING SETBACK PLUS  
WALL FINISH THICKNESS (MIN.)

SCALE: 1/4" = 1'-0"

**NOTE:**

EXISTING SEWER LATERAL TO BE CHANGED AND A CLEAN-OUT INSTALLED AT THE PROPERTY LINE TO COMPLY WITH CITY STANDARD IF ANY OF THE FOLLOWING OCCUR. PROVIDE PUBLIC WORKS STANDARD DETAIL ON DRAWINGS.

- A. ALTERATION TO THE BUILDING SEWER IS DONE.
- B. ADDITIONAL PLUMBING FIXTURES REQUIRE INCREASES IN SIZE OF BUILDING SEWER LINES
- C. WHEN IT IS FOUND THAT THE BUILDING SEWER IS INSTALLED IN AN ILLEGAL OR UNSANITARY MANNER

PATH\NAME:

PLOT TIME:



THIS DOCUMENT IS THE PROPERTY AND COPYRIGHT OF TOWER 14, INC. AND SHALL NOT BE USED ON ANY OTHER WORK, BE REPRODUCED OR DISCLOSED TO OTHERS EXCEPT BY WRITTEN AUTHORIZATION FROM TOWER 14, INC.

NO.	DATE	REVISION
△	_____	_____
△	_____	_____
△	_____	_____
△	_____	_____
△	_____	_____

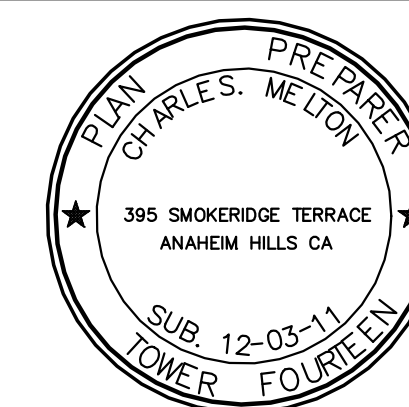
**BETZ RESIDENCE**

---

**A CUSTOM REMODEL**

**807 CEIBA PLACE.**

**NEWPORT BEACH ,CA.**



## PROJECT INFO

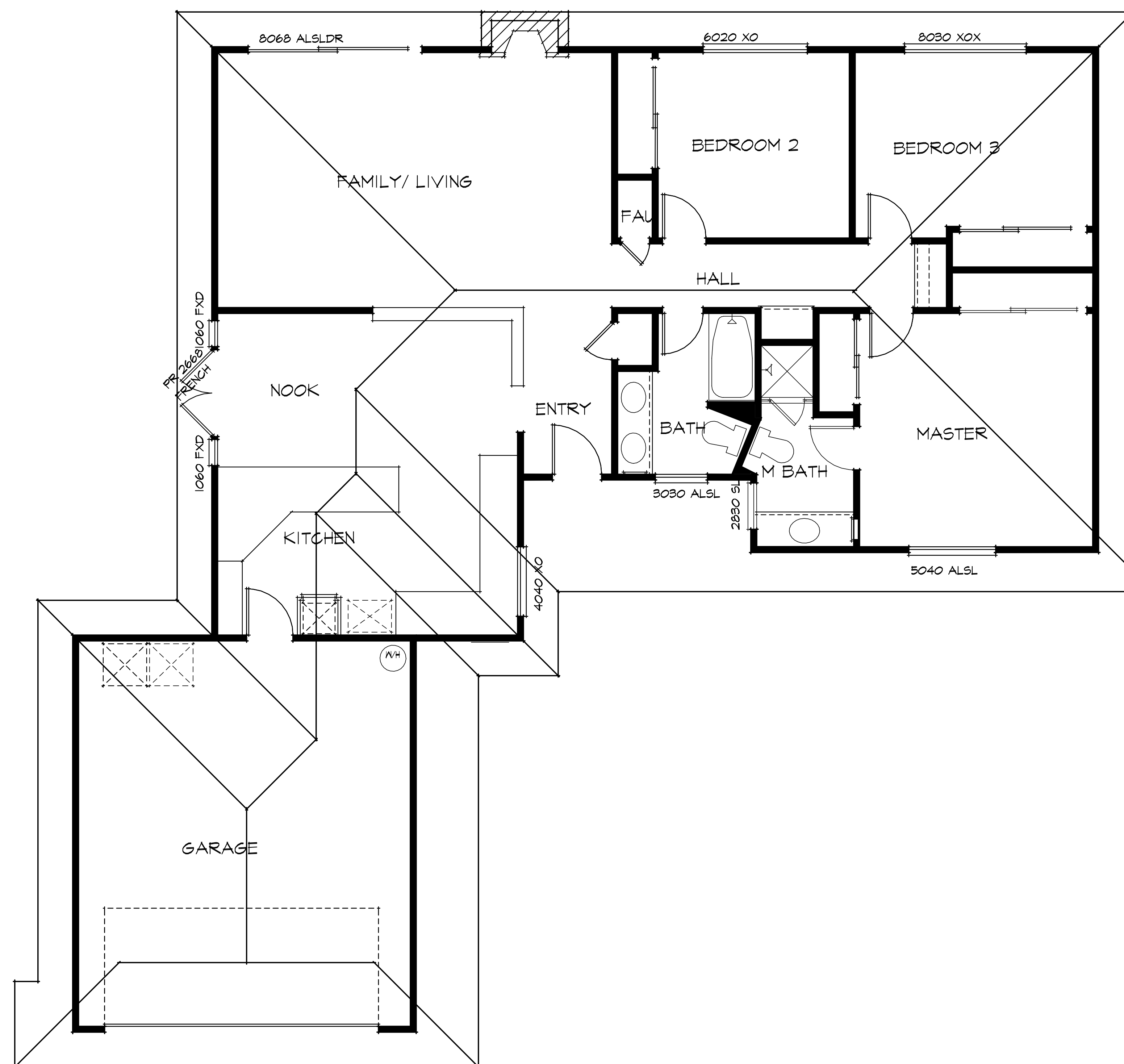
### REMODEL

JOB NUMBER	T-14 N.B.12-03-1
PROJECT MGR.	
DRAWN BY	C.E.M.
	ENGR REVIEW

SHEET TITLE

## EXISTING FLOOR PLAN

SHEET NUMBER



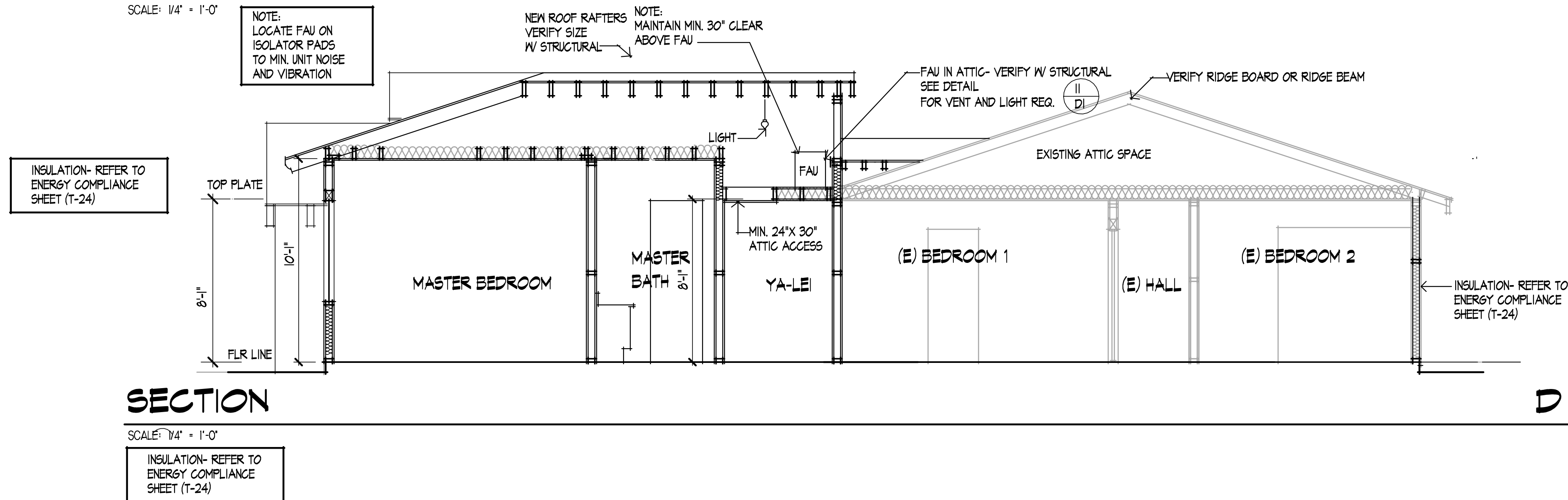
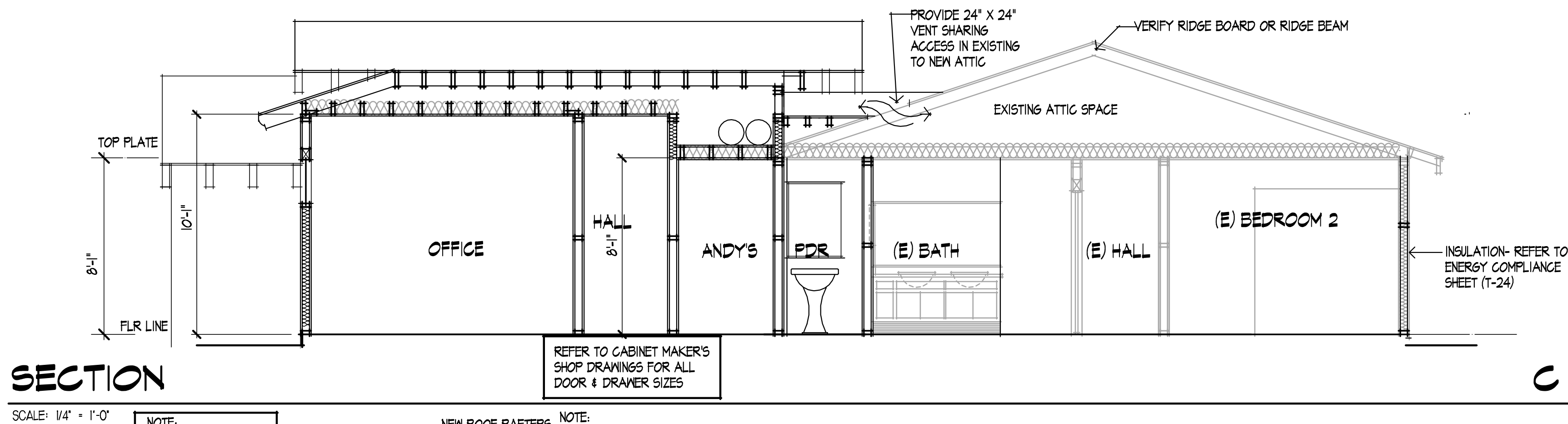
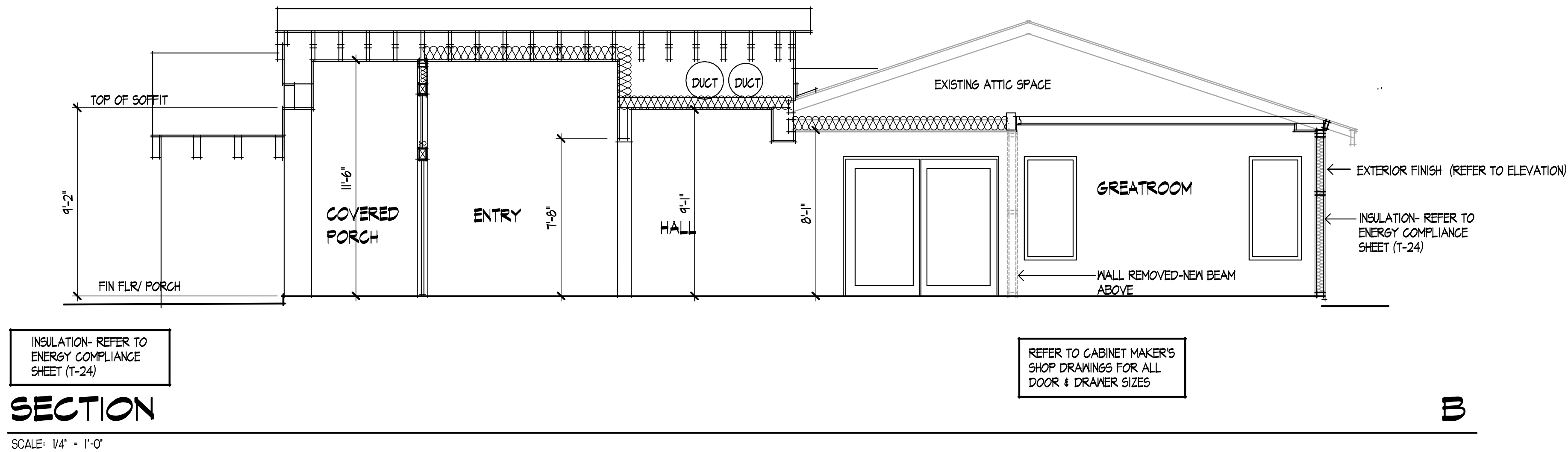
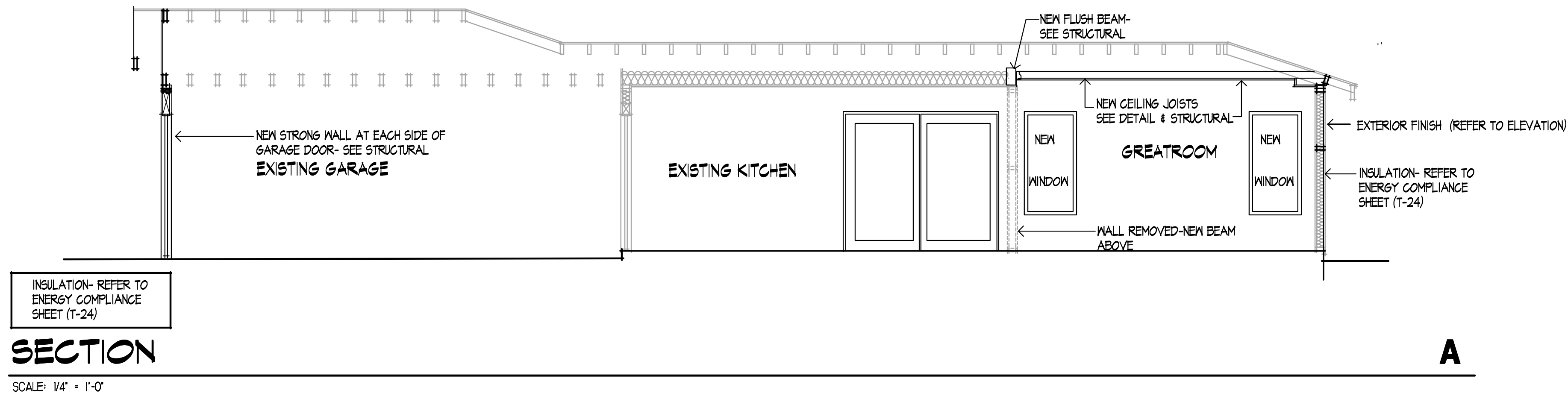
## EXISTING FLOOR PLAN

**BETZ RESIDENCE  
SQUARE FOOTAGE**

MAIN FLOOR	1555	sq ft
		sq ft

**GARAGE** **400 sq ft**  
FOR ARCHITECTS USE ONLY - DIMENSIONS TAKEN TO FACE OF STUDS

PLOT TIME: 12:26 PM PATRICK WEAVER \CMELTON\GLEESON\CD'S\CD'S\SECTIONS-INT.DWG



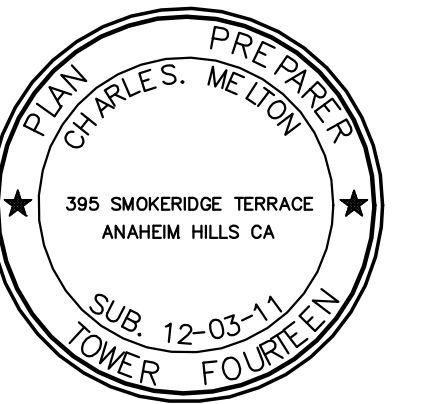
# TOWER 14

drafting- design- consulting  
395 smokeridge terrace  
anaheim hills, ca. 92808  
(714) 283-3045

THIS DOCUMENT IS THE PROPERTY AND COPYRIGHT OF TOWER 14, INC. AND SHALL NOT BE USED ON ANY OTHER WORK, BE REPRODUCED OR DISCLOSED TO OTHERS EXCEPT BY WRITTEN AUTHORIZATION FROM TOWER 14, INC.

NO.	DATE	REVISION
△		
△		
△		
△		
△		

BETZ RESIDENCE  
A CUSTOM REMODEL  
807 CEIBA PLACE.  
NEWPORT BEACH, CA.



## PROJECT INFO REMODEL

JOB NUMBER T-14 N.B.12-03-11  
PROJECT MGR.  
DRAWN BY C.E.M.  
ENGR REVIEW

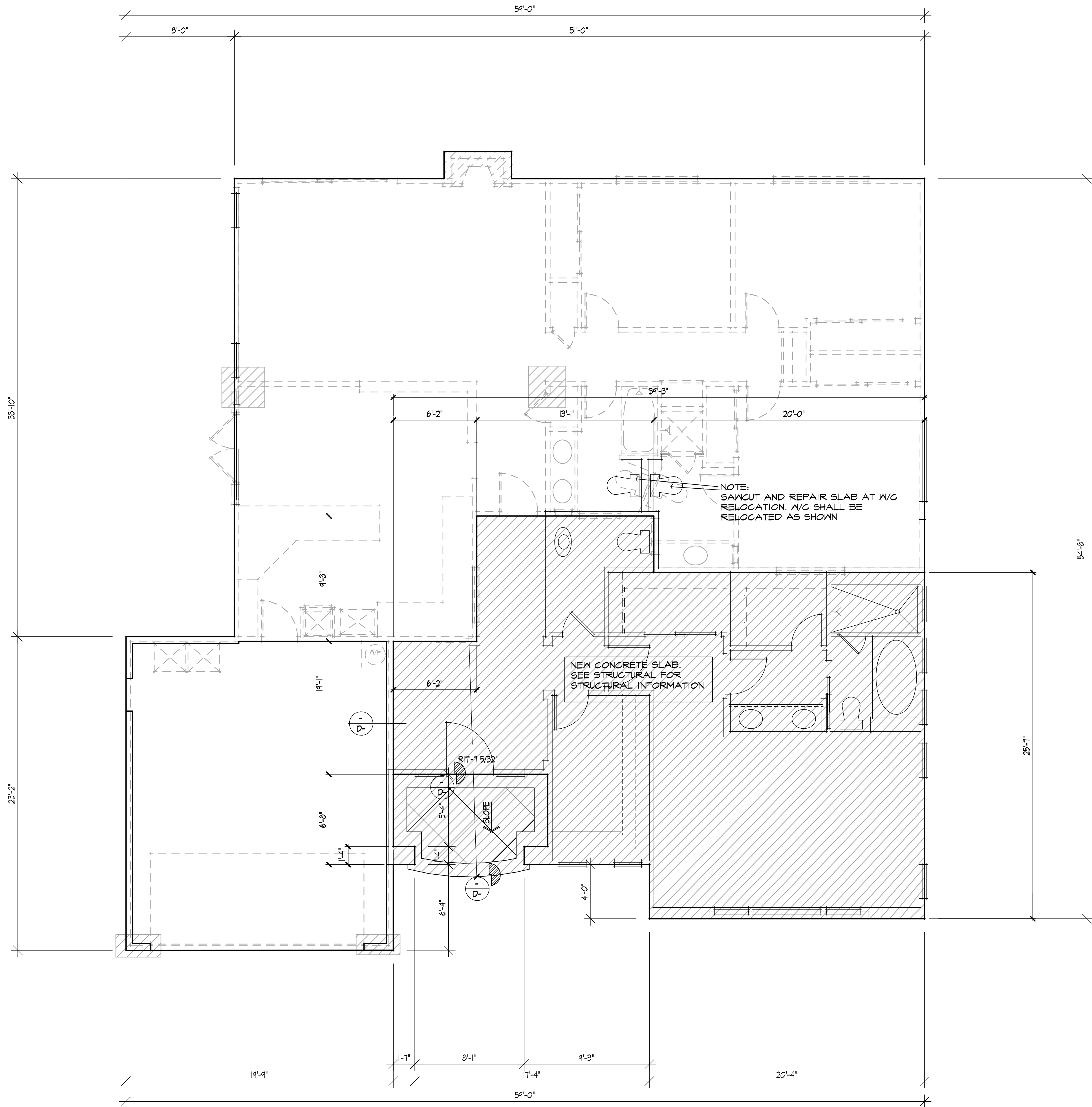
SHEET TITLE

SECTIONS  
A, B, C, D

SHEET NUMBER

A-6

PLOT TIME: BATH NAME:



ARCHITECTURAL FLAT WORK

CONCRETE PLACEMENT

THE FOLLOWING ARE ARCHITECTURAL MINIMUM STANDARDS ONLY. REFER TO PROJECT SOILS REPORT AND STRUCTURAL ENGINEERS DRAWINGS FOR NOTES AND INFORMATION NOT SHOWN HERE.

CONCRETE SLABS:

CONCRETE SLABS SHALL BE PLACED OVER A MINIMUM OF 1" CLEAN DAMP SAND OVER 6 MIL. VISQUEEN OVER 1" CLEAN DAMP SAND.

CONCRETE STOOPS:

CONCRETE STOOPS SHALL BE PROVIDED AT EACH EXTERIOR DOOR.

STOOP SHALL BE A MINIMUM OF 1'-0" WIDER THAN THE DOOR 6" EACH SIDE.

STOOP SHALL PROJECT A MINIMUM OF 36" IN FRONT OF DOOR OPENING.

STOOP SHALL BE A MIN. OF 3-1/2" THICK.

STOOP SHALL BE ATTACHED TO HOUSE W/ # 4 REBARS AT 24" O/C. (MINIMUM 2)

CONCRETE PORCHES:

CONCRETE PORCHES SHALL BE PROVIDED AT THE FRONT OR MAIN ENTRY DOOR.

PORCH DIMENSIONS ARE NOTED ON PLANS.

PORCH SHALL BE A MINIMUM OF 3-1/2" THICK.

PORCH SHALL BE ATTACHED TO HOUSE W/ # 4 REBARS AT 24" O/C. (MINIMUM 2)

EXCEPTION, WOOD PORCHES. SEE PLAN.

INDICATES DROP IN SLAB (SEE DETAILS)

DRIVEWAYS AND FLATWORK :

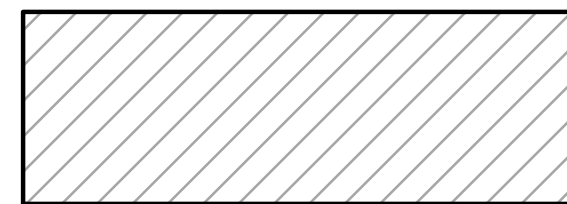
SEE CIVIL ENGINEERING DRAWING FOR DRIVEWAYS AND FLATWORK.

REFER TO GENERAL NOTES SHEET 6-1 DIV. 3 FOR FURTHER ARCHITECTURAL CONCRETE MINIMUM REQUIREMENTS.

DEPARTMENT OF PUBLIC WORKS

PRIOR TO REQUESTING A FOUNDATION INSPECTION, THE ENGINEER OF RECORD SHALL FIELD VERIFY THE BUILDING PAD HEIGHT AND SUBMIT A LETTER TO THE CITY ENGINEER CERTIFYING THE BUILDING PAD HEIGHT AS COMPLYING IN THE APPROVED GRADING PLAN.

NOTE:  
HATCHED AREA =  
NEW SLAB ADDITION



TOWER 14



THIS DOCUMENT IS THE PROPERTY AND COPYRIGHT OF TOWER 14, INC. AND SHALL NOT BE USED ON ANY OTHER WORK, BE REPRODUCED OR DISCLOSED TO OTHERS EXCEPT BY WRITTEN AUTHORIZATION FROM TOWER 14, INC.

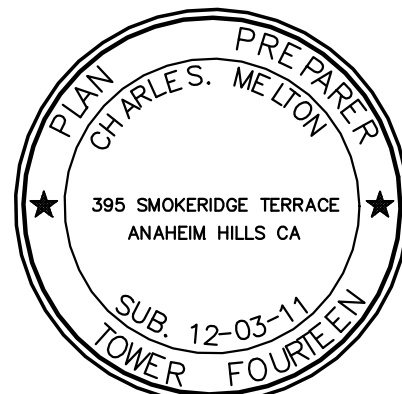
NO. DATE REVISION

1		
2		
3		
4		
5		

BETZ RESIDENCE

A CUSTOM REMODEL

807 CEIBA PLACE,  
NEWPORT BEACH, CA.



PROJECT INFO  
REMODEL

JOB NUMBER	T-14 N.B.12-03-11
PROJECT MGR.	
DRAWN BY	C.E.M.
ENGR REVIEW	

SHEET TITLE

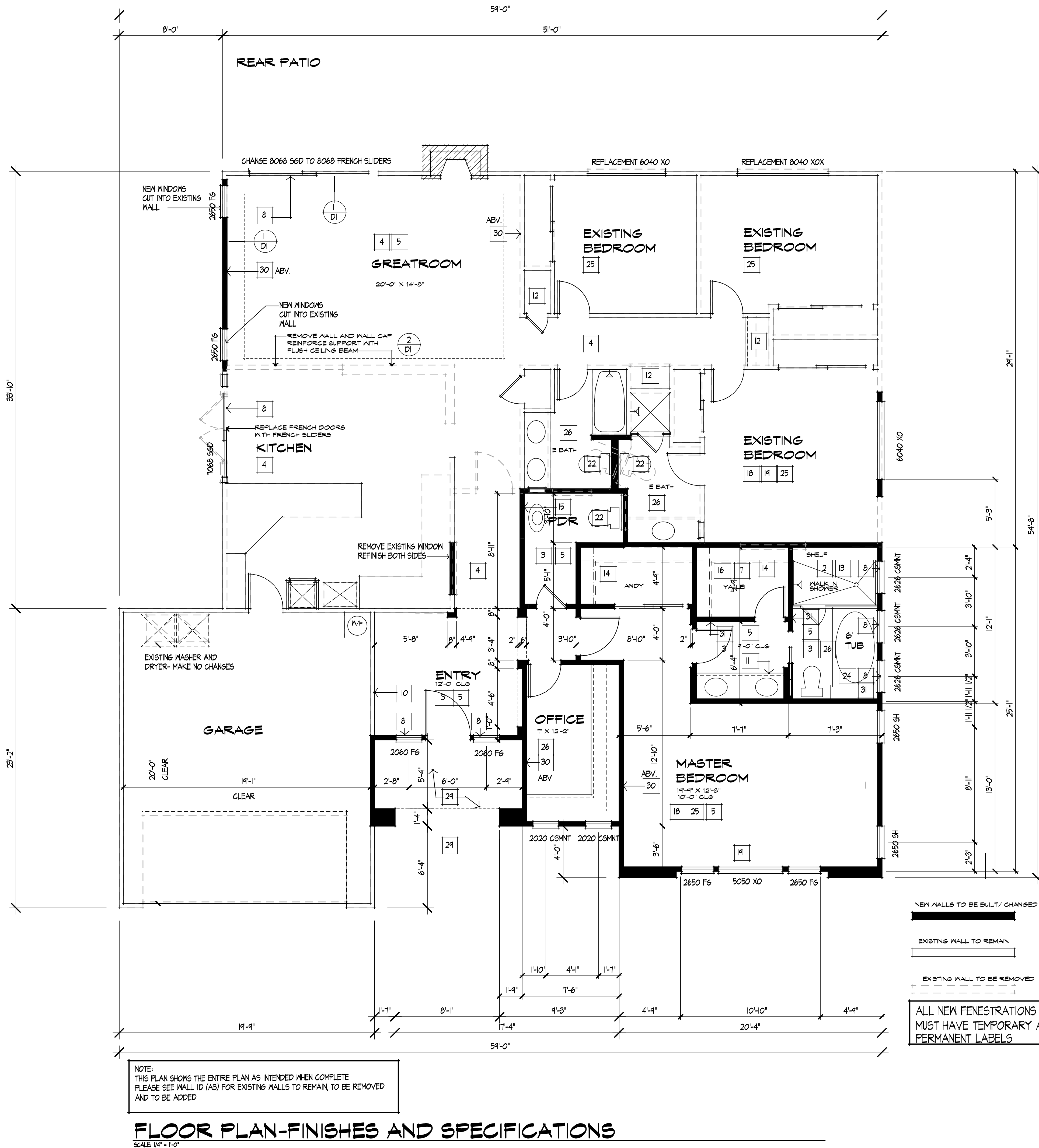
FLATWORK

SHEET NUMBER

A-1

ARCHITECTURAL REFERENCE ONLY.  
SEE STRUCTURAL ENGINEERS PLANS  
FOR STRUCTURAL INFORMATION  
NOT SHOWN HERE

TIMEPLOT TIME: PATHNAME:



# KEY NOTES

- TEMPERED GLASS SHOWER ENCLOSURE- OWNER TO SPECIFY
- CERAMIC TILE FLOOR
- LINE OF CABINET/SHELF ABOVE (REFER TO INTERIOR ELEVATIONS)
- WOOD/ HIGH END MANUFACTURED FLOOR
- CROWN MOLDING-ENTIRE PERIMETER
- TANKLESS WATER HEATER PER CPC  
- PROVIDE P.T. RELIEF VALVE TO OUTSIDE OR APPROVED DRAIN
- FORCED AIR UNIT PER CMG  
- PROVIDE RIGID WOOD PLATFORM W/ RAS (14" MIN.)  
- PROVIDE CONDENSATE LINE TO DRAIN OUTSIDE OR APPROVED TRAPPED DRAIN(REFER TO HVAC DRAWINGS)  
- VERIFY SIZE AND CLEARANCE  
- PROVIDE COMBUSTION AIR AS REQUIRED
- TEMPERED GLASS
- AIR CONDITIONER PAD (VERIFY SIZE WITH MANUFACTURER)
- PROVIDE 5/8" TYPE "X" APPROVED GYPSUM BOARD AT GARAGE AT ALL WALLS, CEILING BEAMS AND SUPPORTING MEMBERS ADJACENT TO HABITABLE AREAS, PROVIDE 2-LAYERS AT MEMBERS SPACED GREATER THAN 16" O.C. (REFER TO GENERAL NOTES SHEET 003 FOR CLARIFICATION)
- LAYS) AND COUNTER TOP- OWNER TO SPECIFY
- LINEN CABINETS- OWNER TO SPECIFY TYPE AND FINISH
- HAND BUILT SHOWER- OWNER TO SPECIFY- MAINS FINISH
- SHELF AND POLE- OWNER TO SPECIFY IF CUSTOM CLOSET DESIGN TO BE PROVIDED.
- PROVIDE WALL BLOCKING FOR PEDISTAL SINK.
- 30" X 30" ATTIC ACCESS (PROVIDED THE LARGEST PIECE OF EQUIPMENT CAN BE REMOVED THROUGH THE OPENING) PER UMC SECTION 908.0
- PROVIDE 5/8" TYPE "X" APPROVED GYPSUM BOARD AT WALLS
- EVERY BEDROOM OR ROOM CONTAINING 200 S.F. OF HABITABLE SPACE SHALL HAVE AN ESCAPE WINDOW MEETING ALL OF THE FOLLOWING CBC 1026.1, 1026.2, 1026.2.1, 1026.3
- A NET FREE AREA OF 5.7 SQ.FT., A MINIMUM CLEAR OPENING OF 24" A MINIMUM CLEAR WIDTH OF 20" AND A MAXIMUM OF 44" FROM THE FLOOR
- DEAD BOLT AT TOP AND BOTTOM OF ENTRY DOOR, AND TOP ONLY OF INTERIOR DOORS
- CEILING BREAK
- WATER CLOSET (MAXIMUM 1.6 GALLONS PER FLUSH)
- PROVIDE BLOCKING FOR FLAT SCREEN WALL MOUNT
- DROP IN TUB W/ CAULKED AND SEALED PERIMETER TUB DECK TO BE NATURAL STONE OR EQUAL.
- CARPET- OWNER TO SPEC.
- TILE OF OTHER FLOOR MATERIAL SUITABLE FOR DAMP FLOOR
- TEMPERED GLASS
- OPTIONAL WALL- THIS WALL SHALL NOT BE A LOAD BEARING PARTITION- CLIENT MAY DECIDE TO ELIMINATE THIS WALL AND LINEN ENTRY TO BEDROOM SHALL RELOCATE AS SHOWN.
- NON SLIP TEXTURED CONCRETE PORCH SLAB AND STEPS
- PROVIDE WALL BLOCKING FOR WALL MOUNT TV
- PROVIDE WALL BLOCKING FOR TOWEL BAR
- COMPUTER SERVER CABINET- CLAIRIFY W/ OWNER

# GENERAL PLAN NOTES AND FINISHES

- A) ALL INTERIOR DOORS TO BE HOLLOW CORE 1 3/8" THK. U.N.O. (REFER TO PLAN FOR SIZE)
- B) ALL GARAGE MAIN DOORS TO BE HOLLOW CORE 1 3/8" THK. EXTERIOR GRADE (REFER TO PLAN FOR SIZE)
- C) ALL HOUSE TO GARAGE DOORS TO BE 20 MINUTE FIRE RATED OR SOLID CORE 1 3/4" THK. WITH SELF CLOSER AND TIGHT FITTING (REFER TO PLAN FOR SIZE)
- D) ALL EXTERIOR DOORS AND TO BE SOLID CORE 1 3/4" THICK. (REFER TO PLAN FOR SIZE)
- ALL EXTERIOR FINISHES SHALL SEAMLESSLY BLEND AND MATCH EXISTING FINISHES.
- MIN. INTERIOR FINISH SHALL BE A LIGHT KNOCK DOWN WITH PRIMER AND FINISH COAT OF PAINT- OWNER TO DECIDE COLOR AND MANUFACTURER..
- ALL NON-EXPOSED WOOD CEILINGS SHALL BE A MIN OF A SKIP TROWELL FINISH WITH PRIMER AND FINISH COAT OF PAINT
- KITCHEN UTILITIES SHALL BE OF MODERATE GRADE-OWNER TO SPECIFY BRANDS, COLORS AND FEATURES.
- BATHROOM FIXTURES TO BE SPECIFIED BY OWNER.
- ALL DOORS, BASE AND CROWN MOULDS TO BE PAINTED WITH DURABLE SEMI/ HIGH GLOSS ENAMEL- OWNER TO SPECIFY

PROJECT TABULATIONS:	
EXISTING RESIDENCE:	1555 S.F
PROPOSED DEMO:	MISCL
EXIST'G TO REMAIN:	1555 S.F
NEW BUILD :	380 S.F
TOTAL LIVABLE :	2435 S.F

# TOWER 14



THIS DOCUMENT IS THE PROPERTY AND COPYRIGHT OF TOWER 14, INC. AND SHALL NOT BE USED ON ANY OTHER WORK BE REPRODUCED OR DISCLOSED TO OTHERS EXCEPT BY WRITTEN AUTHORIZATION FROM TOWER 14, INC.

NO.	DATE	REVISION
△		
△		
△		
△		
△		

BETZ RESIDENCE  
A CUSTOM REMODEL  
807 CEIBA PLACE.  
NEWPORT BEACH, CA.



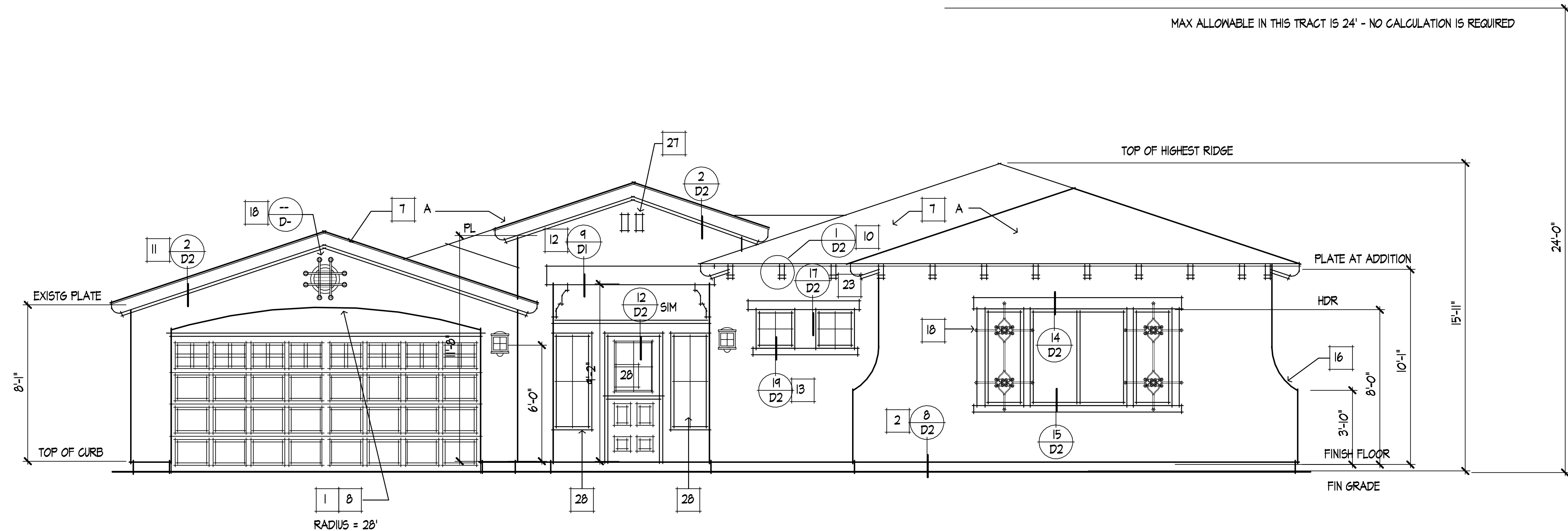
# PROJECT INFO REMODEL

JOB NUMBER	T-14 N.B.12-03-11
PROJECT MGR.	
DRAWN BY	C.E.M.
ENGR REVIEW	

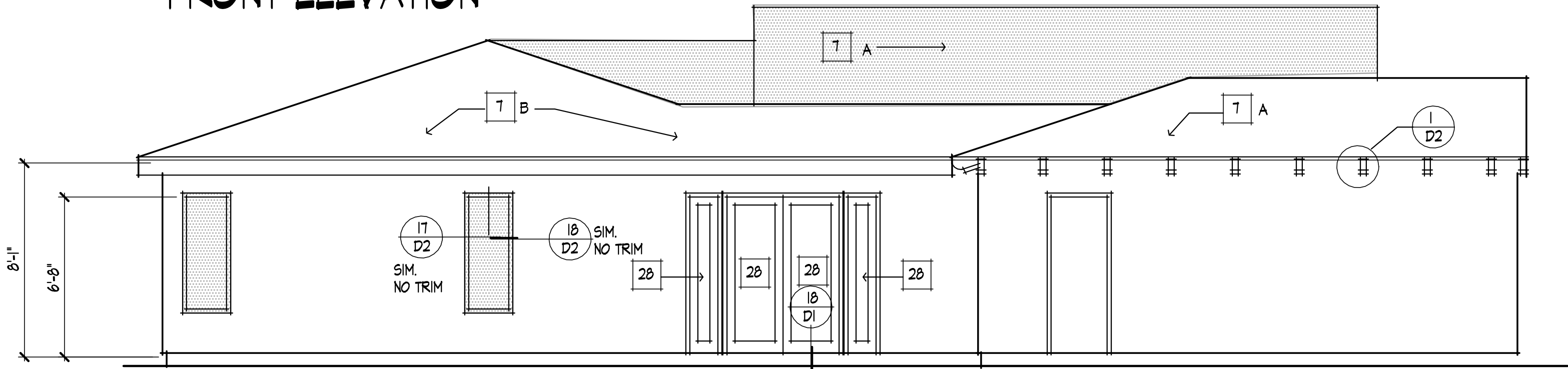
# SHEET TITLE FLOOR PLAN

SHEET NUMBER

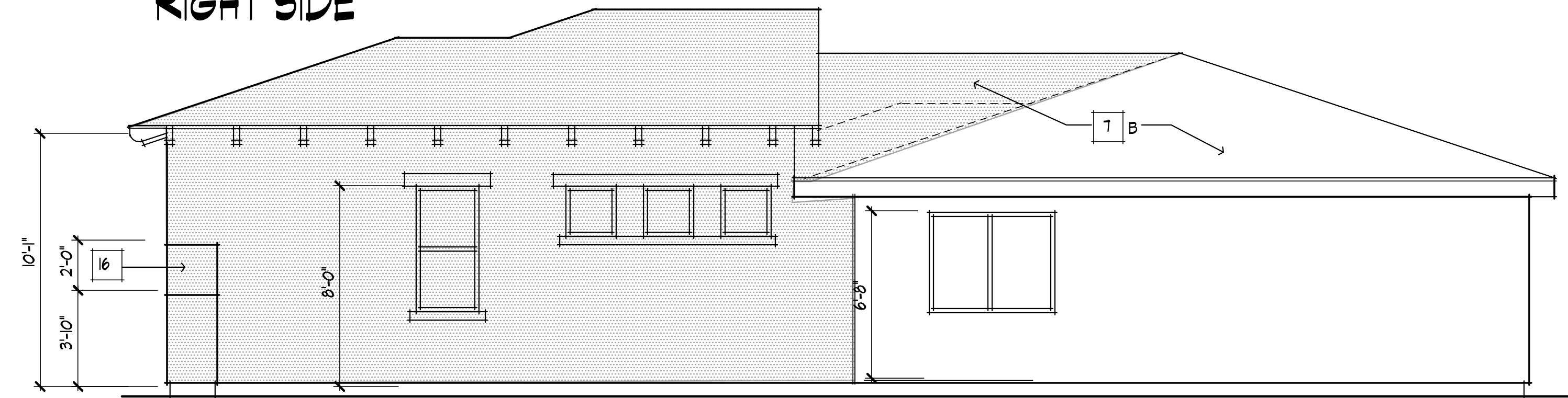
A.2



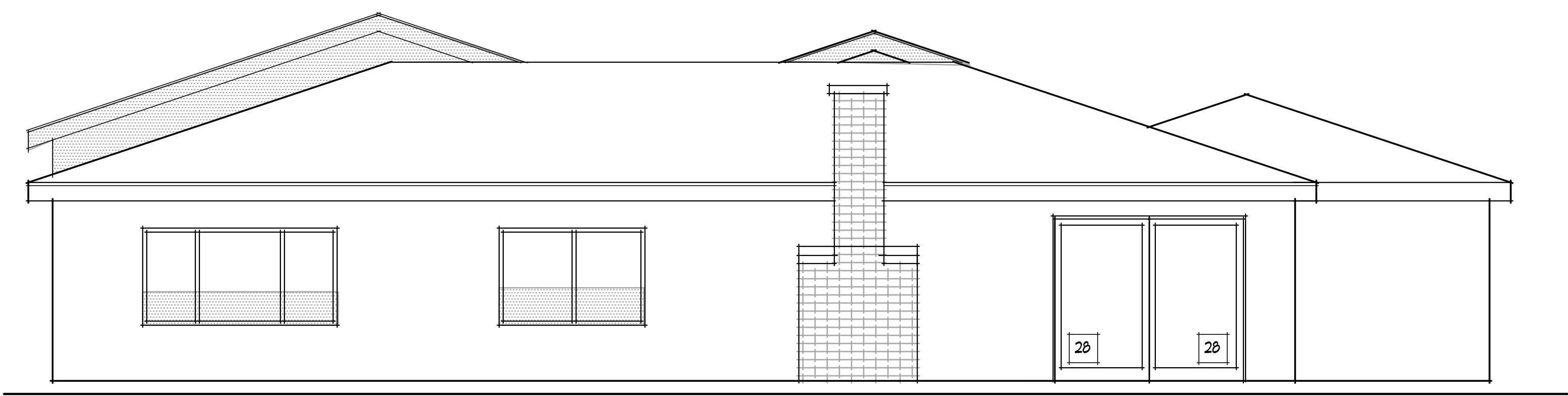
FRONT ELEVATION



RIGHT SIDE



LEFT SIDE

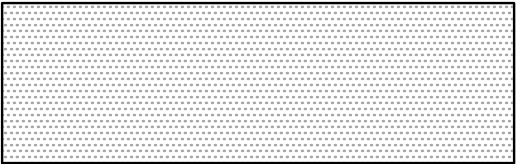


REAR ELEVATION

### ELEVATION NOTES

1. 7/8" STEEL TROWEL OR SAND FLOAT STUCCO (REFER TO GENERAL NOTES)
2. CONTINUOUS G.I. STUCCO SCREED (REFER TO DETAIL)
3. APPROVED SPARK ARRESTER BY FIREPLACE MFR.
4. G.I. SADDLE AND FLASHING
5. G.I. CHIMNEY CAP - EXISTING-DO NOT ALTER
6. G.I. FLASHING
- 7A OR B ROOF MATERIAL (REFER TO ROOF NOTES)
8. STUCCO SOFFIT O/ METAL LATH O/ BUILDING PAPER
9. ATTIC VENT (REFER TO ATTIC VENT CALCS)
10. 3X6 BANDSAWN RAFTER TAILS- STAINED
11. BANDSAWN RE/S BARGE . SEE ELEVATIONS FOR SIZE.
12. RE/S TRIM, OR EXPOSED AND FINISHED STRUCTURAL BEAM SEE ELEV .
13. STUCCO OVER FOAM TRIM
14. POT SHELF (REFER TO DETAIL)
15. LINE OF CEILING
16. FRAMED OUT ARCHITECTURAL PROJECTION-WITH STUCCO O/
17. LINE OF ROOF ABOVE
18. SHOP BUILT W.I. DETAIL- PROVIDE SHOP DRAWINGS FOR SPEC.
19. G.I. REGLET
20. WOOD SHUTTERS (NON ACTIVE )
21. WOOD CORBEL
22. STUCCO RECESS
23. FINISH COAT OVER FOAM TRIM. (REFER TO DETAIL)
24. WOOD OUTLOOKER
25. SECTIONAL GARAGE DOOR
26. 14" X 18" G.I. SCREENED AND LOUVERED COMBUSTION AIR VENT
27. 4" X 10" STUCCO RECESS.
28. TEMPERED GLASS.

INDICATES ARE OF NEW CONSTRUCTION



NOTE: ENTIRE FRONT ELEVATION IS NEW  
HATCH NOT SHOWN FOR CLARITY

## TOWER 14

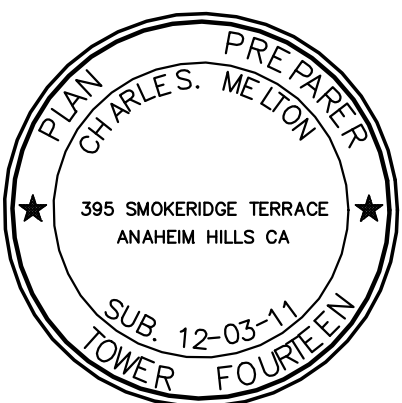
drafting- design- consulting  
395 smoketerrace terrace  
anaheim hills , ca. 92808  
(714) 283-3045

THIS DOCUMENT IS THE PROPERTY AND COPYRIGHT OF  
TOWER 14, INC. AND SHALL NOT BE USED ON ANY  
OTHER WORK, BE REPRODUCED OR DISCLOSED TO OTHERS EXCEPT  
BY WRITTEN AUTHORIZATION FROM TOWER 14, INC.

NO. DATE REVISION

1		
2		
3		
4		
5		
6		

BETZ RESIDENCE  
A CUSTOM REMODEL  
807 CEIBA PLACE.  
NEWPORT BEACH , CA.



### PROJECT INFO REMODEL

JOB NUMBER T-14 N.B.12-03-11  
PROJECT MGR.  
DRAWN BY C.E.M.  
ENGR REVIEW

### SHEET TITLE ELEVATIONS

SHEET NUMBER